072.0	0006	0005.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	811,600 /	811,600
					USE VALUE:	811,600 /	811,600
					ASSESSED:	811,600 /	811,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
292		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LIN WEY-SHENG
Owner 2:	
Owner 3:	
Street 1:	292 MYSTIC ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	YUAN YI-LU OLIVE/ETAL -
Owner 2:	LIN WEY-SHENG -
Street 1:	292 MYSTIC STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,455 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1990, having primarily Clapboard Exterior and 2080 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7455.000	406,100		405,500	811,600
Total Card	0.171	406,100		405,500	811,600
Total Parcel	0.171	406,100		405,500	811,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 390.19 | /Parcel: 390.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	155085
GIS Ref	
GIS Ref	
Insp Date	01/05/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 072.0-0006-0005.A

!6110!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	406,100	0	7,455.	405,500	811,600	811,600	Year End Roll	12/18/2019
2019	101	FV	324,100	0	7,455.	376,500	700,600	700,600	Year End Roll	1/3/2019
2018	101	FV	324,100	0	7,455.	376,500	700,600	700,600	Year End Roll	12/20/2017
2017	101	FV	324,100	0	7,455.	330,200	654,300	654,300	Year End Roll	1/3/2017
2016	101	FV	324,100	0	7,455.	301,200	625,300	625,300	Year End	1/4/2016
2015	101	FV	323,000	0	7,455.	266,500	589,500	589,500	Year End Roll	12/11/2014
2014	101	FV	323,000	0	7,455.	252,000	575,000	575,000	Year End Roll	12/16/2013
2013	101	FV	323,000	0	7,455.	239,800	562,800	562,800		12/13/2012

PRINT

Date	Time
12/10/20	20:55:14

LAST REV

Date	Time
03/02/19	16:02:58
apro	
6110	

USER DEFINED

Prior Id # 1:	155085
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
YUAN YI-LU OLIV	71206-544	1	6/25/2018	Estate/Div	1	No	No		
HATFIELD RONALD	24371-144		3/18/1994		268,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
1/5/2009	Meas/Inspect	163	PATRIOT
11/14/1999	Inspected	267	PATRIOT
11/3/1999	Mailer Sent		
10/13/1999	Measured	256	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7455		Sq. Ft.	Site		0	70.	0.78	12			Med. Tr	-10					405,499						405,500	

Total AC/HA: 0.17114 | Total SF/SM: 7455 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 405,499 | Spl Credit | Total: 405,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1990	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	17.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	17.7	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.15480769
Const Adj.:	0.99989998
Adj $ / SQ:	144.337
Other Features:	102000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	493455
Depreciation:	87341
Depreciated Total:	406113

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8			BRs: 4				Baths: 2		HB 1		

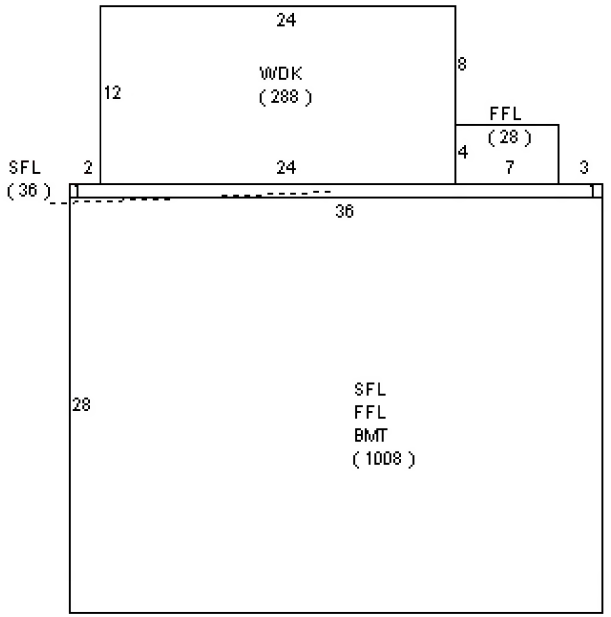
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	158.77
Special Features:	0	Val/Su Net:	120.29
Final Total:	406100	Val/Su SzAd	195.24

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,044	144.340	150,687
FFL	First Floor	1,036	144.340	149,533
BMT	Basement	1,008	43.300	43,647
WDK	Deck	288	9.470	2,728
	Net Sketched Area:	3,376	Total:	346,595
Size Ad	2080	Gross Are	3376	FinArea 2080

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

072.0-0006-0005.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	